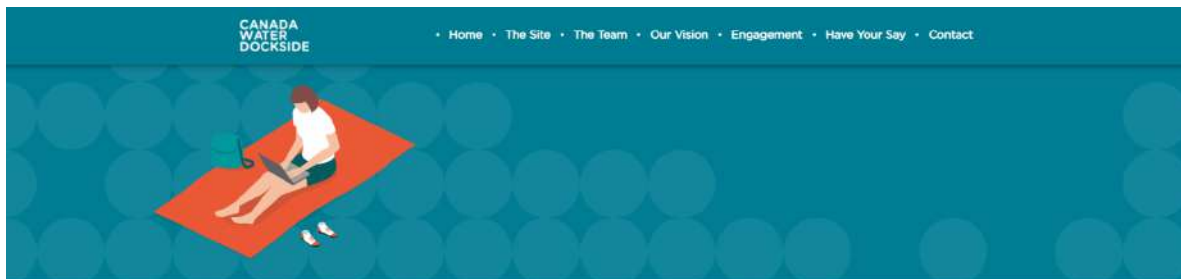


# 4.1 Virtual Exhibition - Our Vision



## WELCOME

**Welcome to this first Virtual Exhibition on the 'Early Vision for Canada Water Dockside'.**

This is a first look at our ideas for Canada Water Dockside as well as a summary of the feedback we have already received from local people.

The feedback you give today will help further shape our ideas for this important site, such as what future green and outdoor spaces, shops, restaurants, and job opportunities you would like to see.

Due to government advice regarding COVID-19, we will be initially hosting our consultation online, by post, and through video-conference sessions.

**Throughout the virtual exhibition there are lots of opportunities to provide feedback on our early vision for Canada Water Dockside.**

To start, please scroll down and click the arrow in the bottom right-hand corner of your screen. At the end of the virtual exhibition, you must click SUBMIT to complete your feedback.

Accessibility to information at this time is very important. Please don't hesitate to get in touch with us via phone, post, or email, should you or someone you know require support. You can arrange for a call-back from the project or receive physical copies of the exhibition information and feedback form sent to you for free.

Phone: 020 3900 3676  
 Email: [contact@canadawaterdockside.co.uk](mailto:contact@canadawaterdockside.co.uk)  
 Post: FAO KANQ247 Floor 1, 44-48 Paul Street, EC2A 4LB

## HOW TO USE THE VIRTUAL EXHIBITION?



Site Location Plan

## OUR VISION

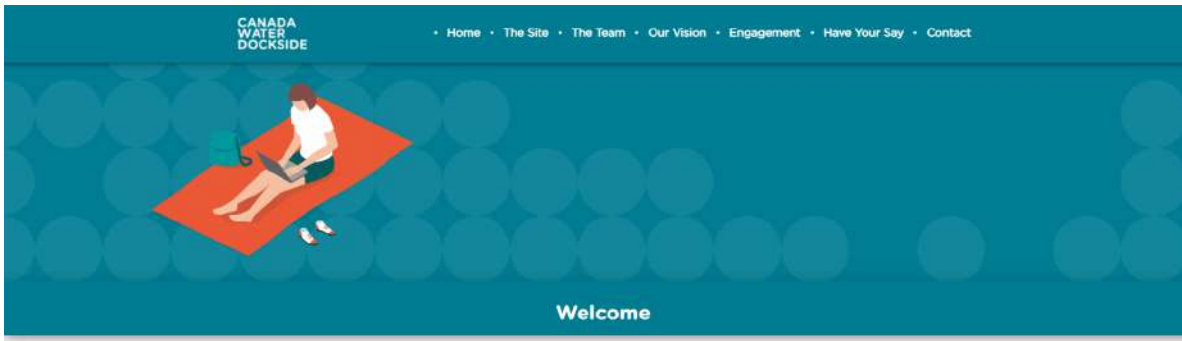
**Our Vision is to help build the town centre for Canada Water.**

By supporting and contributing to the emerging regeneration, we will create an employment-led waterside gateway that truly links together award-winning local parks to the dockside and helps to establish a vibrant town centre for local people.

We will deliver future-proofed buildings that appeal to residents, local businesses, and established names from across the globe through market-leading flexible workspaces.

Underpinned by our commitment to delivering innovative sustainability and meaningful social, health, and economic benefits to the community.





**YOUR FEEDBACK**

In January 2021, we began talking with local people virtually and by post to better understand what they would like to see in a future Canada Water Dockside scheme.



12,775 newsletters were distributed



Over 1,600 people visited the Canada Water Dockside website



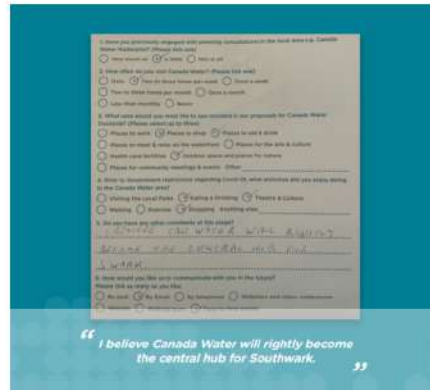
Over 375 online surveys were completed



Video Conference meetings were held with community leaders and offered to over 35 groups



Over 60 postal feedback forms were sent



Feedback Form

**We found that:**



65% of responders visit Canada Water daily and a further 23% two/three times a week



41% of local people had not participated in engagement like this before and another 40% only a little



46% of responders were aged 18 - 35



70% of local people spend their time visiting parks, walking, and exercising in Canada Water



79% want to see improved outdoor space, places for nature, and new places to eat and drink



68% would like to see new places to meet and relax by the waterfront



56% would like to see new places to shop

53% would like to see places for the arts & culture

Our initial consultation has shown us that there is loads to like about Canada Water but that there are a few things that residents want to improve:

What do people like about Canada Water?	What needs improvement?
 Variety of Outdoor Spaces	 Safety & Crime
 Young People	 Transport Capacity
 Multi-Cultural	 Retail, Dining, Entertainment & Cultural offer
 Sense of Community	 Employment for local people
 Diverse Ecology	 Children's and youth facilities

### Have your say!

1. We are always keen to know how best to contact local residents. Have you participated in the consultation for Canada Water Dockside already?

(You can select more than one answer)

- Submitted a feedback form online
- Submitted a feedback form by post
- Already signed-up for updates
- Received a newsletter
- Saw a social media advert
- Saw a newspaper advert
- First time

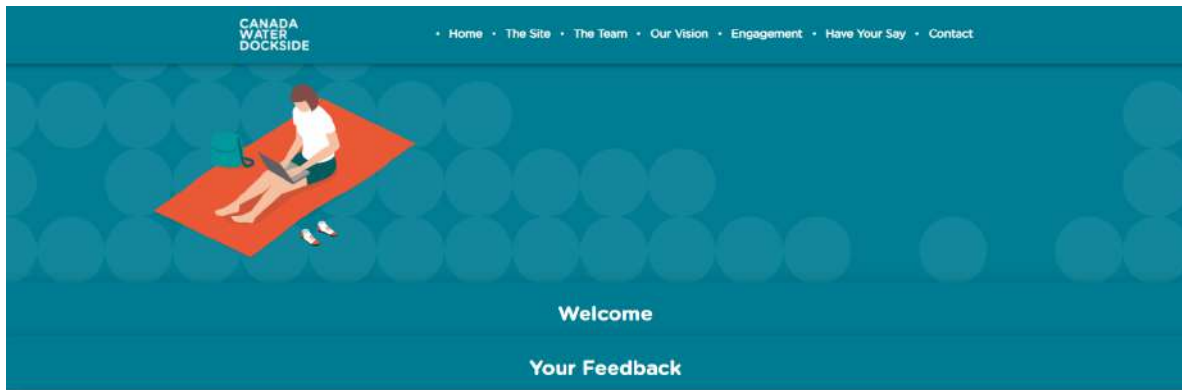
Your comment...

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You are on step two



### THE NEED FOR A NEW VISION

Art-Invest Real Estate purchased the Canada Water Dockside site in the Summer of 2020. Our site does have an existing planning permission from Southwark Council in 2012. The old planning permission included the Decathlon store and Porters Edge at Water Yards housing scheme, both of which are now built.

The old scheme also included a 40-storey tower taking the place of what is currently Dock X, and two other buildings at 11 and 24-storeys across the site. Hawker House would have been replaced by four block perimeter buildings at nine-storeys in height.



**We understand that Canada Water and local needs have changed a lot in these last nine years, and that we now need new proposals.**

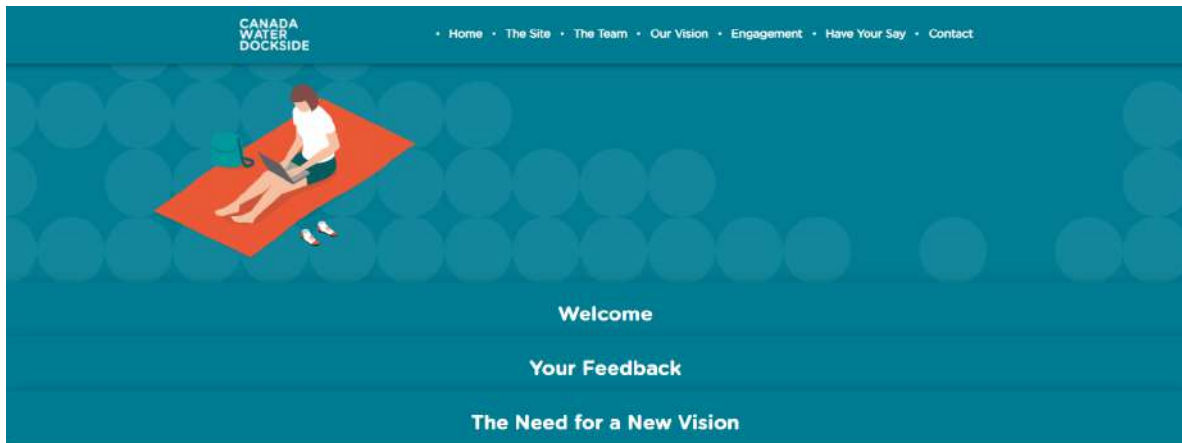
Our site is not part of the British Land Masterplan that received planning permission in 2019 for 2,000 – 3,995 homes, and there are several other developments within SE16 that are looking to provide more new homes for Southwark residents.

We will be working closely with British Land, Southwark Council, landowners, and you to make sure our site complements the next 5, 10, 20-years in Canada Water.

This joined-up approach will help with places like Canada Water Dock, for example. We do not own the dock or waterside itself, but we can assist in making it a place that people want to visit.

The feedback we've heard from stakeholders is that our site, on the sunny side of Canada Water Dock, should instead look to provide a new destination that supports jobs and activities for existing residents.





### WHAT ARE THE ARCHITECTS THINKING ABOUT?

It is still a bit early in the planning process to be thinking about what happens above ground-floor, but we do have some design principles that we'd like your thoughts on.

**Our plans are different to the old scheme and we want to include:**



**Providing the space and environment for a range of business to thrive**

we want to encourage world-leading businesses to relocate and invest in Canada Water, providing a destination with jobs, SMEs, creatives, shops, and restaurants to coexist in one place.



**Activating the dockside**

there is a joint commitment to work with British Land and Southwark Council to bring forward buildings on the dock edge that open-up and create space for people to enjoy and relax.



**An easily accessible development at ground level**

with new, defined character areas and distinguishable places across our site. The buildings and landscaping will create a welcoming and active environment for both pedestrians and cyclists.



**Learning from local design**

making sure that our buildings are designed using materials which are familiar to residents in Canada Water.



**Local context**

our buildings will not reach the heights of the old scheme, opting instead to deliver town centre-style buildings that allow a wider range of activities at ground level.

We will be able to share further details on our proposed building designs at our next round of public consultation in the Spring.

**Delivering for the local community**



**15 Minute City**

working with Southwark Council to promote the urban design approach, helping to provide local residents with everything they need within a 15-minute journey by foot, bike ride or public transport journey.



**Post-pandemic recovery**

a commitment to bring forward a range of training, apprenticeship, and employment opportunities for local people as a matter of urgency.



**Affordable workspaces for local businesses**

providing affordable, flexible facilities for local entrepreneurs and businesses that could include local retailers.



**New Green Links**

opening new green walkways between the station, the site, and local parks and squares, lined with new areas to sit and relax.



**An active destination**

creating a welcoming offer at ground level, with a series of well-integrated shops, cafes and entertainment options across the five-acre site.



*Permeability and new defined public spaces*

**Have your say!**

2. Do you support our emerging vision for Canada Water Dockside?

1 = not at all, 10 = very much so

1 2 3 4 5 6 7 8 9 10

Your comment...

[Click here to go to the previous page](#)

[Click here to go to the next page](#)



You are on step four

## What are the architects thinking about?

### EXISTING PUBLIC SPACES

Our project team is aware of the importance of the existing local network of parks, squares and waterways. It is these open, publicly accessible spaces that we would like to enhance and add to as a key part of our plans for regenerating Canada Water Dockside.

Although our site is in a good location, close to Canada Water Station, adjacent to the dock and next to the British Land Master Plan area – the site itself is currently uninviting with no sense of 'destination' adding very little to the local sense of space and well-being.



Existing public space

One of our primary objectives is to make the entire 5-acre site appealing and vibrant at ground level, with an array of publicly accessible pathways, open spaces and dockside venues promoting healthy living, socialising and relaxation.

To help our development team further understand how best we can transform the site, we would like to better understand how local people currently use the existing network of parks, squares and green spaces.

### Have your say!

3. Do you currently walk through our site on a regular basis? If so, where are you travelling to and coming from?

(You can select more than one answer)

- To access the station
- To access local shops
- To enjoy the dockside
- To cut through to local parks
- I do not walk through the site
- Other

Your comment...

4. Do you have a favourite local park or open space? If so, which one and why?

Your comment...

5. What do you like or dislike about Deal Porter Square?

Your comment...

6. Do you currently enjoy visiting the dock edge, why?

1 = not at all, 10 = very much so

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Your comment...

[Click here to go to the previous page](#)



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You are on step five

## Existing public spaces

### ACTIVITIES AND FACILITIES

To support a variety of new business and employment focused spaces above ground level, we are intending to create new publicly accessible attractions across the development at ground level.

These places will reflect what local people need and want to see in their area. The series of new flexible spaces could include new community health facilities, specific types of shops and places to eat and drink, as well as affordable, bookable spaces for community initiatives and events.

**We want to hear your thoughts on what you would like to see at Canada Water Dockside. What is currently missing, or what you would like to see more of in the area?**



Proposed uses at ground level

### Have your say!

7. Would you like to see a new health centre included in the plans for Canada Water Dockside? (E.g. a doctor's surgery or dentist's)

1 = not at all, 10 = very much so

1 2 3 4 5 6 7 8 9 10

Your comment...

8. What types of shops would you like to see at Canada Water Dockside?

Your comment...

9. What kind of places to eat and drink would you like to see at Canada Water Dockside?

Your comment...

10. What community-focused initiatives, events, or spaces would you like to see at Canada Water Dockside?

Your comment...

[Click here to go to the previous page](#)



[Click here to go to the next page](#)



You are on step six



## Activities and facilities

### CREATING LASTING SOCIAL IMPACT

#### Sustainability

For us, sustainability is about more than the future buildings. It's creating a lasting positive social impact for the residents of Canada Water.

Southwark Council has declared a climate emergency and we are very aware of our responsibility to make sure our scheme is environmentally friendly.



We will target net zero carbon emissions in construction and once the scheme is active.



Delivering as much greenery, tree cover, and safeguard biodiversity as a priority.



We will aim to have a positive impact on air quality.



Targeting the best awards for measuring environmental performance in the industry (BREEAM and WELL ratings).

#### Employment

The scheme will look to provide over 10,000 new job opportunities. We have heard from local stakeholders that these jobs need to benefit Rotherhithe and Surrey Docks residents as a priority.

To help, we will provide jobs at each stage of development: from construction to operation, at different entry levels, at flexible hours and circumstances, and measure our success by how many local people are employed. The project team are already in discussions with key local stakeholders about how best to bring these opportunities forward.



#### Community Investment Plan

We will submit a Community Investment Plan as part of our planning application. This plan will make sure that future community spaces in the development are:

- actually needed in the local community;
- are specifically designed by those who will use them.

Too often, development commits to community spaces that go unoccupied. Our Community Investment Plan will promote social sustainability, meaning that charities, societies, groups, or educational institutions affected by the plans can shape and be part of the plans.

**If you have any ideas or are part of a local group? We want to hear from you!**



Feedback Form

### Have your say!

11. What is your priority for community investment in Canada Water?

Job & Skills

Sport, Culture & Activities

Health & Wellbeing

The Environment

Other

Your comment...